

LOCATION MAP
NOT TO SCALE

DRAINAGE NOTES:
1. REFERENCE STORM WATER MANAGEMENT PLAN FOR 3.163 ACRES ALAMO RANCH AND WESTWINDS DATED OCTOBER 2004.
2. PROPOSED DEVELOPMENTS WITHIN DRAINAGE AREAS 1-3 (CARACOL CREEK WATERSHED) WILL REQUIRE ON-SITE DETENTION OR PARTICIPATION IN THE REGIONAL STORMWATER MANAGEMENT PROGRAM THROUGH STORMWATER MITIGATION.
3. THE STORMWATER MANAGEMENT PLAN WITH ON-SITE DETENTION OR PROPOSED CONSTRUCTIVE IMPROVEMENTS WILL BE SUBMITTED DURING THE PLATING PROCESS.
4. PROPOSED DETENTION PONDS WILL BE SHOWN ON THE FUTURE PLAT/PLATS.
5. DETENTION PONDS WILL BE DESIGNED AT TIME OF PLATING FOR INDIVIDUAL SUBDIVISIONS, WHERE REQUIRED. APPROXIMATE SIZES FOR DETENTION PONDS FOR EACH AREA ARE DESIGNATED WITH THE FOLLOWING SYMBOL:
6. FINAL LOCATIONS OF INDIVIDUAL DETENTION BASINS WILL BE BASED ON THE DEVELOPMENT PLAN AND MAY BE UPSTREAM OF LOCATIONS SHOWN ON THIS PLAN.

PLAN HAS BEEN ACCEPTED BY

COSN [Signature]

9/11/2006 207-E (number)

If no plans are filed, plan will expire

On 9/10/2006 Refer to section 35-412(a)

of the ODC

1st plat filed on

- NOTE:**
- ALL INTERNAL STREETS WITHIN THE M.D.P. RESIDENTIAL UNITS ARE LOCAL TYPE "A" WITH A 50' R.O.W., 30' PAVEMENT AND 2-10' PARKWAYS. LOCAL TYPE "B" CONNECTIONS TO COLLECTOR STREETS ARE AS SHOWN.
 - THE PROPERTY IS BOTH INSIDE AND OUTSIDE THE CITY LIMITS OF THE CITY OF SAN ANTONIO. PROPERTY ON THE WEST SIDE OF LOOP 1604, SOUTH OF CULEBRA ROAD IS ZONED C-3. THE REMAINDER OF THE PROPERTY IS OUTSIDE THE CITY LIMITS.
 - PROPERTY IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
 - SEWER SERVICE WILL BE PROVIDED BY SAN ANTONIO WATER SYSTEM.
 - WATER SERVICE WILL BE PROVIDED BY SAN ANTONIO WATER SYSTEM.
 - THE FRONT, SIDE, AND REAR SETBACKS WILL CONFORM TO THE MINIMUM SETBACKS AS WRITTEN IN THE UNIFIED DEVELOPMENT CODE.
 - THE BEARINGS FOR THIS MASTER DEVELOPMENT PLAN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE.
 - A VARIABLE SIGHT CLEARANCE EASEMENT WILL BE REQUIRED AT CORNER LOTS IF THE INTERSECTION DOES NOT MEET SIGHT DISTANCE REQUIREMENTS AS DEFINED IN ASHTO MANUAL, LATEST EDITION.
 - SIDEWALKS WILL BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY PER UDC ARTICLE 5, DIVISION 2, 35-506(g). THE MINIMUM WIDTH OF SIDEWALKS ADJOINING A PLANTING STRIP SHALL BE FOUR (4) FEET IN WIDTH. THE MINIMUM WIDTH OF SIDEWALKS ADJOINING THE CURB SHALL BE SIX (6) FEET IN WIDTH FOR COLLECTORS (MINIMUM 70 FEET RIGHT OF WAY AND ARTERIALS (MINIMUM 80 FEET RIGHT OF WAY) AND FOUR (4) FEET FOR RESIDENTIAL (MINIMUM 50 FEET RIGHT OF WAY).
 - CULEBRA MARKET-F.M. 471 (R.O.W. VARIES), LOOP 1604 (R.O.W. VARIES), AND WESTWOOD LOOP (60' R.O.W.) ARE PUBLIC DEDICATED RIGHTS-OF-WAY AND ARE WITHIN THE 200' NOTIFICATION BOUNDARY.
 - COMMERCIAL TRACTS ADJACENT TO ALAMO RANCH PKWY SHALL PROVIDE SHARED CROSS-ACCESS.
 - PHASING OF UNIT DEVELOPMENT WILL NOT BE IN SEQUENTIAL ORDER AS NOTED ON THIS PLAN. SUBJECT TO CHANGE. APPROVAL OF SUBDIVISION PLATS ASSOCIATED WITH THIS MASTER DEVELOPMENT PLAN IS SUBJECT TO THE REVIEW AND APPROVAL OF A STORM WATER MANAGEMENT PLAN IN ACCORDANCE WITH APPENDIX B, SECTION 35-515 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.

ACKNOWLEDGED BY:

[Signature]
PAPE-DAWSON ENGINEERS, INC.

[Signature]
A B G DEVELOPMENT

ENGINEER:
PAPE-DAWSON ENGINEERS, INC.
555 E. RAMSEY
SAN ANTONIO, TEXAS 78216
PHONE: (210) 375-9000
FAX: (210) 375-9030

DEVELOPER/OWNER:
BRAD GALO
A B G DEVELOPMENT
1210 ARION PARKWAY
SAN ANTONIO, TEXAS 78216
PHONE: (210) 497-3385

KEYED NOTES:

- MULTI-FAMILY PROJECTS LOCATED WITHIN UNITS 3, 4, 5, AND 6 WILL PROVIDE INTERNAL NEIGHBORHOOD PARKS TO SUPPORT THEIR OWN PLAN.
- RESIDENTIAL SUBDIVISIONS WITHIN WESTWINDS UNITS WILL PROVIDE INTERNAL NEIGHBORHOOD PARKS TO SUPPORT THEIR OWN PLAN. BASED ON THE PROPOSED DENSITIES, PARKLAND DEDICATION REQUIREMENTS FOR THESE UNITS ARE AS FOLLOWS:
WESTWINDS NORTH-FEE WILL BE PAID IN LIEU OF PARK
WESTWINDS EAST-SOUTH-4.35 ACRES
WESTWINDS WEST-5.52 ACRES
WESTWINDS LONESTAR-2.50 ACRES

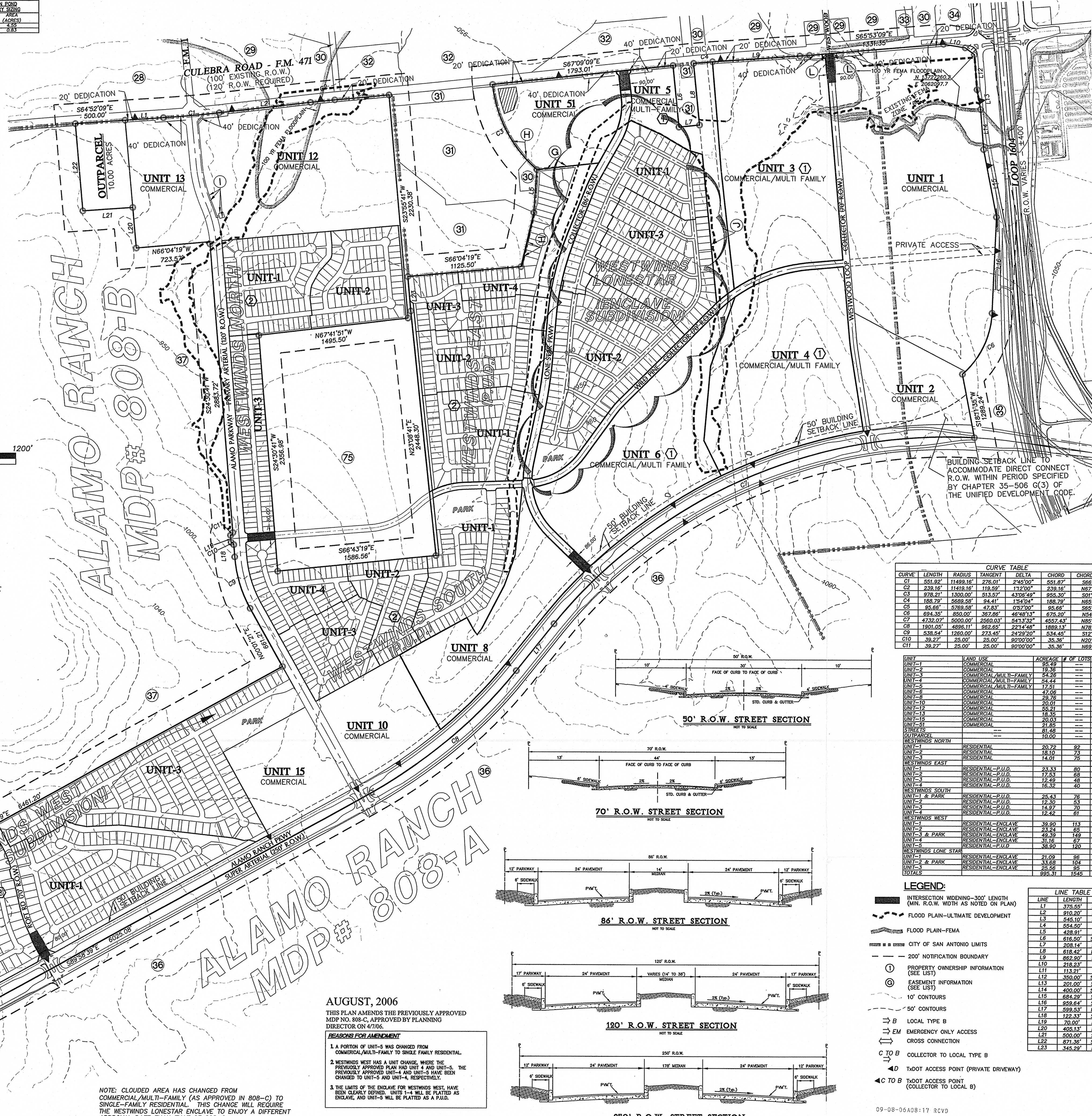
EASEMENT INFORMATION:

- NOTE: THESE EASEMENTS ARE LOCATED WITHIN THE PROPERTY, ADJACENT TO THE PROPERTY, OR WITHIN THE 200' NOTIFICATION BOUNDARY.
- G. RIGHT-OF-WAY AGREEMENT (VOL. 6243, PGS. 716-724 D.R.)
 - H. 20-FOOT SANITARY SEWER EASEMENT (VOL. 3536, PGS. 41-47 R.P.R.)
 - I. 50'-FOOT X 50'-FOOT EQUIPMENT EASEMENT, 15'-FOOT X 20'-FOOT INGRESS/EGRESS EASEMENT, & 12'-FOOT TEMPORARY TELEPHONE EASEMENT (VOL. 11330, PGS. 347-365 R.P.R.)
 - J. 135'-FOOT EASEMENT AND RIGHT-OF-WAY (VOL. 6187, PGS. 265-268 R.P.R.)
 - K. LOT LINE ADJUSTMENTS (VOL. 8885, PGS. 1773-1784 R.P.R.)

PROPERTY OWNERSHIP:

- 28 SPENCER R. AND WILLIAM M. WEDNER
- 29 CULEBRA-10TH JV
- 30 CITY OF SAN ANTONIO
- 31 NORTHERS 65
- 32 FC STONEBRIDGE LTD. PARTNERSHIP
- 33 SONG DEVELOPMENT OF CENTRAL TEXAS
- 34 MARGARET PERSIN CADENA
- 35 STATE OF TEXAS
- 36 PULTE HOMES OF TEXAS, L.P.
- 37 CENTINELA TOWNS
- 71 VSE OMS I LTD.
- 72 GREGG GIBBS
- 73 CORD MARIAN SISTERS

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E 2047070.1



CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	551.92'	11489.16'	276.01'	2°45'00"	551.87'	S86°14'39"E
C2	239.16'	11419.16'	119.59'	11°2'00"	239.16'	N87°01'09"W
C3	978.21'	1300.00'	813.67'	43°06'49"	955.30'	S01°24'15"W
C4	188.92'	5688.58'	94.41'	1°54'04"	188.79'	N85°31'11"W
C5	85.66'	5768.58'	47.83'	0°57'00"	85.66'	S85°24'39"E
C6	894.35'	850.00'	367.86'	46°48'13"	675.20'	N54°51'41"E
C7	4332.07'	5000.00'	2650.03'	54°13'32"	4552.43'	N82°02'41"W
C8	1801.05'	4896.11'	862.65'	22°14'48"	1889.13'	N75°53'57"E
C9	538.54'	1260.00'	273.45'	24°29'20"	534.45'	S12°16'51"W
C10	38.27'	25.00'	25.00'	90°00'00"	35.36'	N20°28'19"W
C11	38.27'	25.00'	25.00'	90°00'00"	35.36'	N68°20'41"E

UNIT	LAND USE	ACREAGE	# OF LOTS
UNIT-1	COMMERCIAL	35.49	---
UNIT-2	COMMERCIAL	19.36	---
UNIT-3	COMMERCIAL/MULTI-FAMILY	54.28	---
UNIT-4	COMMERCIAL/MULTI-FAMILY	54.44	---
UNIT-5	COMMERCIAL/MULTI-FAMILY	17.51	---
UNIT-6	COMMERCIAL	42.08	---
UNIT-7	COMMERCIAL	29.76	---
UNIT-8	COMMERCIAL	10.01	---
UNIT-9	COMMERCIAL	55.21	---
UNIT-10	COMMERCIAL	16.35	---
UNIT-11	COMMERCIAL	20.03	---
UNIT-12	COMMERCIAL	21.85	---
UNIT-13	COMMERCIAL	11.48	---
UNIT-14	COMMERCIAL	10.00	---
UNIT-15	COMMERCIAL	20.72	92
WESTWINDS NORTH	RESIDENTIAL	18.10	73
UNIT-2	RESIDENTIAL	14.91	75
WESTWINDS EAST	RESIDENTIAL	23.33	80
UNIT-1	RESIDENTIAL-P.U.D.	17.63	68
UNIT-2	RESIDENTIAL-P.U.D.	12.49	46
UNIT-3	RESIDENTIAL-P.U.D.	16.32	40
WESTWINDS SOUTH	RESIDENTIAL-P.U.D.	25.43	76
UNIT-1	RESIDENTIAL-P.U.D.	12.39	63
UNIT-2	RESIDENTIAL-P.U.D.	14.97	70
UNIT-3	RESIDENTIAL-P.U.D.	12.42	61
WESTWINDS WEST	RESIDENTIAL-ENCLAVE	38.80	113
UNIT-1	RESIDENTIAL-ENCLAVE	23.24	65
UNIT-2	RESIDENTIAL-ENCLAVE	49.39	149
UNIT-3	RESIDENTIAL-ENCLAVE	31.16	67
UNIT-4	RESIDENTIAL-ENCLAVE	38.80	120
WESTWINDS LONESTAR	RESIDENTIAL-ENCLAVE	21.09	96
UNIT-1	RESIDENTIAL-ENCLAVE	33.68	104
UNIT-2	RESIDENTIAL-ENCLAVE	33.68	104
UNIT-3	RESIDENTIAL-ENCLAVE	33.68	104
TOTALS		895.31	1225

LEGEND:

- INTERSECTION WIDENING-300' LENGTH (MIN. R.O.W. WIDTH AS NOTED ON PLAN)
- FLOOD PLAIN-ULTIMATE DEVELOPMENT
- FLOOD PLAIN-FEMA
- CITY OF SAN ANTONIO LIMITS
- 200' NOTIFICATION BOUNDARY
- PROPERTY OWNERSHIP INFORMATION (SEE LIST)
- EASEMENT INFORMATION (SEE LIST)
- 10' CONTOURS
- 50' CONTOURS
- LOCAL TYPE B
- EMERGENCY ONLY ACCESS
- CROSS CONNECTION
- COLLECTOR TO LOCAL TYPE B
- XDOT ACCESS POINT (PRIVATE DRIVEWAY)
- XDOT ACCESS POINT (COLLECTOR TO LOCAL B)

LINE	LENGTH	BEARING
L1	375.45'	S84°52'09"E
L2	610.00'	S86°12'09"E
L3	545.10'	S86°25'09"E
L4	554.50'	N42°11'40"E
L5	428.81'	N32°38'14"E
L6	616.60'	S23°24'02"W
L7	208.14'	S86°35'58"E
L8	618.42'	N23°24'02"E
L9	682.90'	S84°56'09"E
L10	218.23'	S51°35'03"E
L11	113.21'	S24°12'45"E
L12	350.00'	S24°27'34"W
L13	501.00'	S18°44'56"W
L14	400.00'	S24°27'34"W
L15	684.22'	S18°02'27"W
L16	559.64'	S31°24'14"W
L17	599.53'	N87°46'33"E
L18	122.33'	S24°20'41"W
L19	70.00'	N24°30'41"E
L20	405.13'	N24°02'12"E
L21	500.00'	S84°52'09"E
L22	671.36'	S24°02'12"W
L23	445.29'	N23°55'41"E

AUGUST, 2006

THIS PLAN AMENDS THE PREVIOUSLY APPROVED MDP NO. 808-C, APPROVED BY PLANNING DIRECTOR ON 4/7/06.

REASONS FOR AMENDMENT

- A PORTION OF UNIT-5 WAS CHANGED FROM COMMERCIAL/MULTI-FAMILY TO SINGLE-FAMILY RESIDENTIAL.
- WESTWINDS WEST HAS A UNIT CHANGE WHERE THE PREVIOUSLY APPROVED PLAN HAD UNIT-4 AND UNIT-5. THE PREVIOUSLY APPROVED UNIT-4 AND UNIT-5 HAVE BEEN CHANGED TO UNIT-5 AND UNIT-4, RESPECTIVELY.
- THE UNITS OF THE ENCLAVE FOR WESTWINDS WEST, HAVE BEEN CLEARLY DEFINED. UNITS 1-4 WILL BE PLATTED AS ENCLAVE, AND UNITS 5-15 WILL BE PLATTED AS A P.U.D.

NOTE: CLOUDED AREA HAS CHANGED FROM COMMERCIAL/MULTI-FAMILY (AS APPROVED IN 808-C) TO SINGLE-FAMILY RESIDENTIAL. THIS CHANGE WILL REQUIRE THE WESTWINDS LONESTAR ENCLAVE TO ENJOY A DIFFERENT APPROVAL DATE THAN THAT OF 808-C.

PAPE-DAWSON ENGINEERS

WESTWINDS
995.31 ACRE TRACT

MASTER DEVELOPMENT PLAN AMENDMENT 808-E

JOB NO. 6123-14

DATE JUNE 2006

DESIGNER RBS

CHECKED RBS DRAWN MCS

SHEET 1 of 1



CITY OF SAN ANTONIO

September 11, 2006

Mr. Al Chua
Pape-Dawson Engineers, Inc.
555 E. Ramsey
San Antonio, TX 78216

Re: Westwinds Master Development Plan **MDP # 808-E**

Dear Mr. Chua,

The City Staff Development Review Committee has reviewed the Westwinds Master Development Plan **M.D.P. # 808-E** and approved. Please note the following:

In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.

Any access and R.O.W. issues along state facilities will need to be resolved with the **Texas Department of Transportation (TXDOT)**. For information about these requirements you can contact TXDOT at 615-5814.

DSD – Traffic Impact Analysis & Streets indicate that under the UDC listed below are some of the requirements and onsite improvements that are necessary and shall be provided by the developer, on and before the completion of the Westwinds MDP, at no cost to the City of San Antonio:

- All roadways shall follow Table 506-7, Functional Classification System Description and shall comply with UDC 35-502(a)(9)
- All sidewalks shall comply with UDC 35-506(q)
- Driveway throat lengths shall comply with UDC 35-506, Table 506-7
- All access driveways shall comply with UDC 35-506(r)
- Right turn and left turn lanes will be required at the two entrances

Parks recommends approval with the following conditions:

- The multi-family portions of this development will need to submit detailed plans at time of platting in order to determine their park dedication requirement.
- The Park/Open Space is to be dedicated to their respective Home Owners Associations and a Provision and Maintenance plan shall be submitted to this department at time of platting.
- The areas to be dedicated shall be labeled as either "Park" or "Open Space" at the time of platting.

Westwinds MDP #808-E, Page 1 of 2

Mr. Chua
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September 11, 2006

The property must be platted in accordance to the UDC and the Major Thoroughfare Plan to reflect the approved MDP. It is suggested to work closely with the school district, so they can plan accordingly.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this Master Development Plan M.D.P. will be invalid.

If you should need further assistance, please feel free to contact Michael Herrera at 210-207-7038.

Sincerely,



Fernando J. De Leon, P.E.
Interim Assistant Director Development Services Department
Land Development Division

CC: Andrew Spurgin, Planning Manager
Sam Dent, P.E. Chief Engineer Development Service
Todd Sang, Civil Engineer Assistant Bexar County